

# \$790,000 - 11835 Elbow Drive Sw, Calgary

MLS® #A2241160

**\$790,000**

4 Bedroom, 3.00 Bathroom, 1,265 sqft

Residential on 0.21 Acres

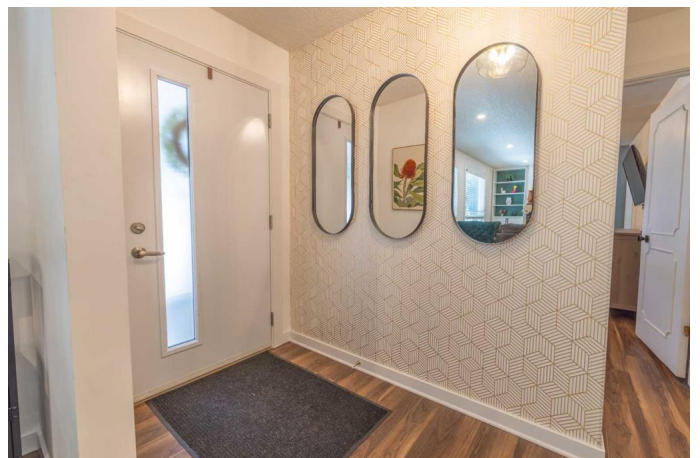
Canyon Meadows, Calgary, Alberta

Open House Saturday July 26th from 11:30-1!

Welcome to this beautifully updated and meticulously maintained home offering over 1,200 sq ft of comfortable living space on the main floor alone! Step inside to find modern vinyl flooring, an inviting wood-burning fireplace surrounded by custom built-ins, and a bright, open-concept layout that's perfect for everyday living and entertaining.

The heart of the home is the stunning kitchen, complete with a huge eat-up island, tons of crisp white cabinetry, elegant white granite countertops, and newer stainless steel appliances—a true chef's delight! Upstairs, you'll find three generous bedrooms, an updated four piece bathroom, all including a spacious primary suite with its own private 2-piece ensuite and eye-catching barn doors over the closet for a touch of rustic charm. The fully finished lower level offers exceptional versatility with a sprawling rec room, fourth bedroom, an additional 3-piece bath, and tons of storage space—ideal for growing families or guests. Step outside to your sunny west-facing backyard, featuring a massive deck, relaxing hot tub, RV parking, and a heated double garage. Recent upgrades include newer windows and roof, central A/C, and so much more. All of this, set in an unbeatable location close to schools, shopping, and parks—this home truly checks all the boxes!

Built in 1970



## Essential Information

MLS® #	A2241160
Price	\$790,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,265
Acres	0.21
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	11835 Elbow Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1H1

## Amenities

Parking Spaces	4
Parking	Double Garage Detached, Heated Garage, RV Access/Parking, RV Carport
# of Garages	2

## Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Lane, Back Yard, Front Yard, Private, Street Lighting  
Roof                      Asphalt Shingle  
Construction          Stone, Stucco, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              July 18th, 2025  
Days on Market        15  
Zoning                    R-CG

**Listing Details**

Listing Office            Royal LePage Benchmark

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